

Document #4700

12/19/85

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: FINAL DESIGNATION OF CASS HOUSE ASSOCIATES
APPROVAL OF FINAL WORKING DRAWINGS AND SPECIFICATIONS
AND PROPOSED DISPOSITION OF PARCELS I-6a, I-6b, I-6c, I-6d
and H-9b IN THE WASHINGTON PARK URBAN RENEWAL AREA
PROJECT NO. MASS. R-24

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the Washington Park Urban Renewal Area, Project No. Mass. R-24, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Cass House Associates has expressed an interest in and/or have submitted a satisfactory proposal for the development of Disposition Parcels I-6a, I-6b, I-6c, I-6d and H-9b in the Washington Park Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Cass House Associates be and hereby is finally designated as Redeveloper(s) of Parcels I-6a, I-6b, I-6c, I-6d and H-9b in the Washington Park Urban Renewal Area.
2. That it is hereby determined that Cass House Associates possess the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area.
3. That disposal of said Parcel by negotiation is the appropriate method of making the land available for redevelopment.
4. That the Final Working Drawings and Specifications submitted by Cass House Associates for the development of Parcels I-6a, I-6b, I-6c, I-6d and H-9b conform in all respects to the Urban Renewal Plan for the Project Area, and that said Final Working Drawings and Specifications be and hereby are approved.

5. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.
6. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement and Deed conveying Parcels I-6a, I-6b, I-6c, I-6d and H-9b to Cass House Associates said documents to be in the Authority's usual form.
7. That the Director is hereby authorized to execute and deliver a License for consideration of One (\$1.00) Dollar to Cass House Associates for temporary use of the Authority-owned vacant lots at Disposition Parcels I-6a, I-6b, I-6c, I-6d, and H-9b in the Washington Park Urban Renewal area of Roxbury to excavate and begin relating construction activities. Said License is to contain the express provision that no obligation on the part of the Authority direct or indirect is to be construed beyond a one month tenancy. Said License shall also contain the expressed provision that the Licensee agrees to assume all maintenance expenses including sewer and water charges and Licensee will have the complete responsibilities for compliance with all municipal codes and ordinances. Said License shall further provide that the Licensee shall obtain liability insurance naming the Authority as co-insured and Licensee agrees to indemnify and hold harmless the Authority from any liability and/or damage resulting from the Licensee's use of the premises. Said License to include such other terms and conditions as the Director deems proper and in the best interest of the Authority.
8. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).
9. That the Director be authorized to enter into an agreement to loan seven-hundred-thousand (\$700,000.00) dollars to Cass House Associates, said funds to come from Lincoln Properties' voluntary contribution, for the purpose of project feasibility and on such terms and conditions as the Director may determine are in the best interests of the Authority.
10. That the Authority adopt a Confirmatory Order of Taking regarding Parcels I-6A, I-6B, I-6C, I-6D and H-9B, in the Washington Park Urban Renewal Area.

WASHINGTON PARK URBAN RENEWAL AREA

PROJECT MASS R-24

LOCATION MAP

I-6-A I-6-B I-6-C I-6-D



Doc. # 4700

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MEMORANDUM

December 19, 1985

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: RICARDO A. MILLETT, ASSISTANT DIRECTOR FOR
COMMUNITY PLANNING AND DEVELOPMENT AND
MUHAMMAD ALI-SALAAM, PROJECT MANAGER AND
DAVID BAKER, PROJECT COORDINATOR FOR SPECIAL
PROJECTS

SUBJECT: WASHINGTON PARK URBAN RENEWAL AREA MASS. R-24
FINAL DESIGNATION: PARCELS I-6A, I-6B, I-6C,
I-6D and H-9B
Confirmatory Order of Taking

Disposition Parcels I-6a, I-6b, I-6c, and I-6d are located at the corners of Harold and Homestead Streets and Harold and Hutchings Streets containing a total of 184,648 square feet of Authority-owned vacant land.

Disposition Parcel H-9b is located at 130-140 Humboldt Avenue containing 41,551 square feet of Authority-owned vacant land.

The John B. Cruz Construction Company, Inc. was tentatively designated as redeveloper for the "I" parcels on August 9, 1984 and tentatively designated as redeveloper for parcel H-9B on July 9, 1981 for the construction of low-moderate income housing. One hundred and eleven (111) units of housing will be constructed on five parcels, of which 28 units will be low-income.

John B. Cruz III, President of John B. Cruz Construction Company, Inc. has formed the Cass House Associates for this project. Cass House Associates is a limited dividend partnership with John B. Cruz, Jr. (25%) and John B. Cruz, III (75%) as general partners. Final designation will therefore be changed to Cass House Associates.

The contractor, John B. Cruz Construction Company, was founded in Boston in 1947 by John B. Cruz, Jr. and is one of the largest 100% minority owned and operated construction company in New England. The architect for this complex is Richard Walwood.

This development consists of 15 elevator, walk-up and semi-detached three and four-story buildings constructed of wood frame and concrete with a wood and brick exterior finish. The complex will contain six-1 bedroom, seventy nine-2 bedroom, twenty two-3 bedroom and four-4 bedroom units. This proposal includes a

separate recreation structure on the "I" parcels and a community room on parcel H-9b. There are one hundred and fifty-eight (158) parking spaces located within the five parcels. After many meetings with individual abutters of the project, the developer has agreed to provide significant amenities for the abutters at no cost to them. Twenty parking spaces will be provided scattered throughout the parcels for five abutters. Landscaped buffer zones for a number of abutters have been agreed upon. An additional story will be constructed over the Community building to facilitate a day care center for approximately 25 children. The Busy Bee Day Care Center has been using a tot lot on a portion of parcel I-6b for many years. The developer has agreed to construct a tot lot facility allowing the day care center to continue. These improvements which benefit the abutters are estimated to cost the developer an estimated \$200,000.

The developer is seeking early entry on the land to begin construction activities. Conditions are stated in the resolution to this request.

The Massachusetts Housing Finance Agency (MHFA) has authorized a construction loan commitment to the Cass House Associates in an amount not to exceed \$6,900,000 and a permanent loan commitment not to exceed \$6,900,000.

A SHARP subsidy in the amount of \$375,807 has been awarded this project. On August 8, 1985, The Boston Redevelopment Authority authorized the commitment of Lincoln Properties' voluntary contribution of \$700,000 to the project. This amount will be allocated to the project under the terms of the Land Disposition Agreement.

This amount together with an additional \$100,000 contributed by the developer will be invested in an MHFA approved annuity. The annuity will generate additional annual income necessary for the project to achieve feasibility. The loan will then be available, if necessary, to assist in a tenant buy-out of the project in year fifteen of the loan.

The City of Boston is committed to responding to the critical housing shortage for low-moderate income rental-housing across its neighborhoods. Over the course of this project there have been some voices of opposition for this type of housing at this location, however the overall community support is evident and more than sufficient to proceed with this much desired and needed housing for Roxbury.

The Cruz development team has responded to those who desire equity housing by agreeing to construct ten (10) equity housing units on parcel J-5b, one block from the "I" parcels, and to set the purchase prices at cost for citizens of the area. The Cruz Development Company, Inc. will be seeking Authority approval for tentative designation in a separate memo for Parcel J-5b.

Final working drawings and specifications conform in all respects to the Washington Park Urban Renewal Plan and have been approved by the Urban Design Department.

It is therefore recommended that the Authority adopt the attached resolution approving the final designation of Cass House Associates as redeveloper of Disposition Parcel I-6a, I-6b, I-6c, I-6d and H-9b for the construction of one hundred and eleven (111) units of low-moderate income housing units in the Washington Park Urban Renewal area.

An appropriate resolution is attached.

